



May 14, 2014

G Spring, LLC
9315 West Sunset Road, Suite #100
Las Vegas, Nevada 89148

LAS VEGAS
CITY COUNCIL

RE: ABEYANCE - RENOTIFICATION - WVR-52169 [PRJ-52063] - WAIVER RELATED TO GPA-52116, ZON-52117, AND TMP-52119 PLANNING COMMISSION MEETING OF MAY 13, 2014

CAROLYN G. GOODMAN
MAYOR

Dear Applicant:

STAVROS S. ANTHONY
MAYOR PRO TEM

Your request for a Waiver TO ALLOW TWO INTERSECTIONS TO BE OFFSET AT 183 FEET AND 194 FEET WHERE THE MINIMUM OFFSET ALLOWED IS 220 FEET on 10.18 acres at the southwest corner of Deer Springs Way and Grand Canyon Drive (APNs 125-19-301-007 and 008), U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] [PROPOSED: R-CL (Single Family Compact-Lot)], Ward 6 (Ross) [PRJ-52063], was considered by the Planning Commission on May 13, 2014.

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

ELIZABETH N. FRETWELL
CITY MANAGER

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (TMP-52107) shall be required, if approved.
2. This approval shall be void four years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
4. Vehicular movements at both residential streets intersecting Grand Canyon Drive may be limited in the future to right-in and right-out at the discretion of the City Traffic Engineer, if traffic patterns or accident histories develop that warrant the construction of a median island in Grand Canyon Drive.

This item will be considered by the City Council on June 18, 2014, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

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PL:nl

cc:

Mr. Brian Walsh
Richmond American Homes
7770 South Dean Martin Drive, Suite #308
Las Vegas, Nevada 89139

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118